

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO AMEND ARTICLE 4, GENERAL PROVISIONS, OF THE SANDY SPRINGS ZONING ORDINANCE TO ADD MULTIFAMILY DWELLING UNIT DEVELOPMENT STANDARDS

WHEREAS, the Mayor and City Council of the City of Sandy Springs find that from time to time it is necessary to amend sections of the Code to correct, clarify, and update the provisions of the Ordinance; and

WHEREAS, the Economic Development Advisory Committee (EDAC) and staff have been working to develop a set of construction standards for multifamily dwelling units; and

WHEREAS, the intent of these standards is to establish design requirements that encourage long-term investment and a sense of permanence in these types of property.

NOW, THEREFORE, to accomplish the foregoing, the City Council of the City of Sandy Springs, Georgia, pursuant to its authority, does hereby adopt the following Ordinance:

1.

Article 4, *General Provisions*, Section 4.4, *Multifamily Dwelling Unit Development Standards*, of the Sandy Springs Zoning Ordinance is hereby added and shall read as follows:

4.4. MULTIFAMILY DWELLING UNIT DEVELOPMENT STANDARDS.

A. New multifamily dwelling units developed within all districts shall be constructed with the following minimum development standards:

1. Each unit shall have separate utility metering including, but not limited to, electricity and water.
2. Minimum nine (9) foot ceilings
3. Full amenity package including swimming pool, fitness center and club rooms.
4. The number of three (3) bedroom units shall be limited to five percent (5%) of the total number of units
5. Exterior materials shall be a minimum of seventy percent (70%) brick, stone, or other masonry material.
6. All stairs leading to upper levels of buildings shall be screened and not be visible from the public right-of-way.
7. All halls shall be internal to buildings and not be visible from the public right-of-way.

2.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

3.

Severability. Should any court of competent jurisdiction declare any section of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

4.

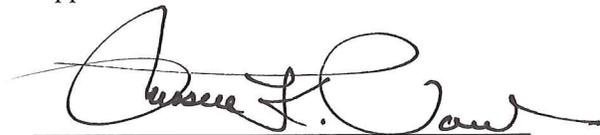
Repeal of Conflicting Provisions. It is the intention of the Mayor and City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

5.

This Ordinance is effective August 19, 2014; and

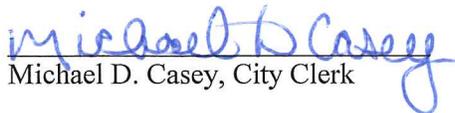
APPROVED AND ADOPTED this the 19th day of August, 2014.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)

